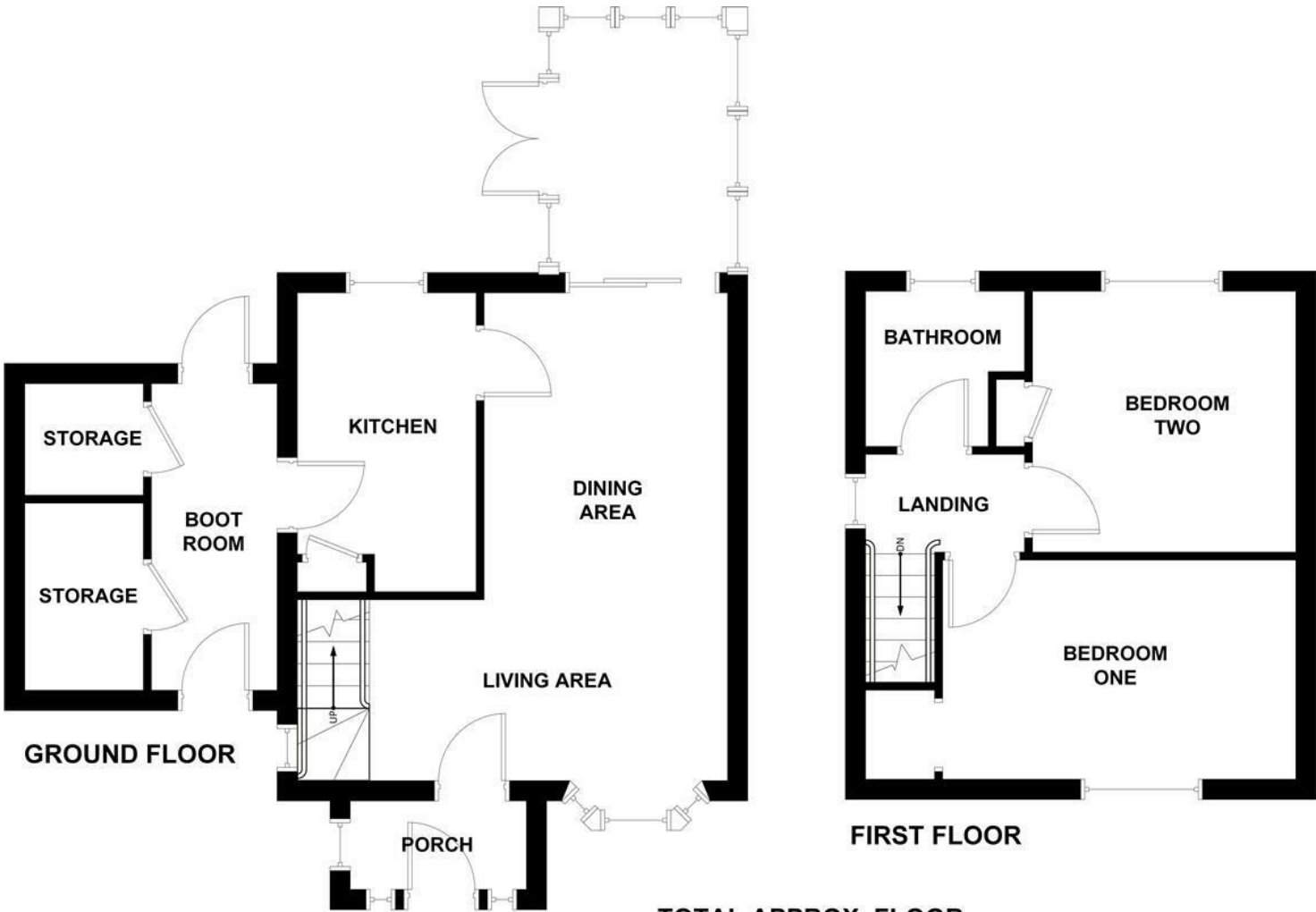




TOTAL APPROX. FLOOR
AREA: 905 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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BUTCHERS PASTURE, LITTLE EASTON, DUNMOW
OFFERS OVER £350,000



BUTCHERS PASTURE LITTLE EASTON DUNMOW

Set in the desirable village of Little Easton is this well-presented semi-detached home situated, offering well-proportioned accommodation arranged over two floors.

The ground floor comprises an entrance porch opening into a spacious open-plan living and dining area, together with a kitchen, conservatory and a useful boot room which provides access to extensive storage space. To the first floor is a landing, two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from attractive gardens to both the front and rear. The front garden includes a gravelled area, lawn and established flowerbeds, with a paved pathway providing access to the rear. The rear garden is predominantly laid to lawn with mature flowerbeds, shrubs and bushes, and enjoys an open outlook backing onto surrounding fields. The gardens are enclosed by timber panel fencing and low-level hedging.





- **Two Double Bedrooms**
- **Open Plan Living/Dining Room**
- **Kitchen**
- **Conservatory**
- **Approximately 905 Sq. Ft. Of Accommodation**
- **Boot Room With Multiple Storage Cupboards**
- **Family Bathroom**
- **Rear Gardens Backing Onto Open Fields**
- **Allocated Parking For One Vehicle**
- **Desirable Village Location**

Entrance Porch

6'10" x 3'7" (2.1m x 1.1m)

Timber glazed door to front aspect, UPVC windows to front & side aspects, tiled flooring, exposed brickwork. Glazed door to: Living Room/Dining Room.

Living Room / Dining Room

19'8" x 19'4" (6.0m x 5.9m)

UPVC windows to front & side aspects, inbuilt fireplace with brick hearth, exposed timbers, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points. Glazed door to Kitchen, sliding glass door to conservatory.

Conservatory

9'10" x 6'6" (3.0m x 2.0m)

Panoramic windows, French doors to rear side aspect, exposed brickwork, timber panel flooring, various power points.

Kitchen

12'1" x 7'6" (3.7m x 2.3m)

UPVC window to rear aspect, access to under stairs storage, various base and eye level units with granite effect worktops over, double oven with four ring gas hob overhead, inset sink with mixer tap and drainer unit, space for washing machine, space for low level fridge/freezer, tiled flooring, splashback tiling, ceiling mounted light fixture, various power points. Door to: Boot Room.

Boot / Storage Room

12'5" x 10'2" (3.8m x 3.1m)

Doors to front & rear aspect, access to storage cupboards, tiled flooring, ceiling mounted light fixtures.

First Floor Landing

UPVC window to side aspect, carpeted flooring, ceiling mounted light fixture. Doors to: Bedrooms & Family Bathroom.





Bedroom One

14'9" x 8'10" (4.5m x 2.7m)
UPVC window to front aspect, access to storage cupboard, wall mounted radiator, ceiling mounted light fixture, various power points.

Bedroom Two

10'5" x 10'5" (3.2m x 3.2m)
Double glazed UPVC window to rear aspect, access to storage cupboard, wall mounted radiator, ceiling mounted light fixture, various power points.

Family Bathroom

Frosted UPVC window to rear aspect, three-piece suite, wood panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, tiled walls, ceiling mounted light fixture.

Gardens

To the front of the property is a low-level brick wall with an adjoining gravelled area and a lawn bordered by low-level flowerbeds. A stone-paved pathway leads along the side of the property to a timber fence and gate, providing access to the rear garden. To the rear is a stone-paved pathway and steps leading up to the French doors of the conservatory. The garden is predominantly laid to lawn, with established flowerbeds and a variety of mature shrubs and bushes throughout. The rear boundary adjoins open fields, while the garden is enclosed by timber panel fencing and low-level hedging.

Parking

Ample parking available on a first come first serve basis.

Village Summary

Little Easton is a quiet village approximately one mile from the market town Great Dunmow. It has managed to retain its local public house "The Stag" and offers fantastic playing facilities surrounding the village cricket pitch. Little Easton that hosts the popular "Countess Of Warwick Show" in the rectory gardens overlooking the natural beauty of Easton Lakes. On the periphery of the lakes are the stunning gardens of Easton Lodge.

